

Income Statement

California Income Property

Properties: 18875 Main St. Apts. (14 Units) Long Beach, CA 90802

As of: Feb 2017

Accounting Basis: Cash

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
INCOME ACCOUNTS				
Rent Income	16,260.00	94.02	33,523.71	94.09
Laundry Income	0.00	0.00	36.96	0.10
Pet Fee Income	150.00	0.87	300.00	0.84
Garage & Parking Income	885.00	5.12	1,770.00	4.97
Total INCOME ACCOUNTS	17,295.00	100.00	35,630.67	100.00
Total Operating Income	17,295.00	100.00	35,630.67	100.00
Expense				
MAINTENANCE				
Landscaper	100.00	0.58	200.00	0.56
Cleaners	50.00	0.29	100.00	0.28
Pest Control	50.00	0.29	100.00	0.28
Total MAINTENANCE	200.00	1.16	400.00	1.12
REPAIRS AND UPGRADES				
INTERIOR				
Plumbing	160.00	0.93	350.00	0.98
HVAC	595.00	3.44	595.00	1.67
Doors/Windows	0.00	0.00	95.00	0.27
Total INTERIOR	755.00	4.37	1,040.00	2.92
Total REPAIRS AND UPGRADES	755.00	4.37	1,040.00	2.92
UTILITIES				
Electrical	103.86	0.60	253.18	0.71
Gas	229.93	1.33	387.43	1.09
Water	116.13	0.67	228.12	0.64
Trash	140.08	0.81	271.96	0.76
Sewer	26.39	0.15	51.44	0.14
Total UTILITIES	616.39	3.56	1,192.13	3.35
MANAGEMENT EXPENSES				
Management Fee	1,295.45	7.49	2,613.37	7.33
Total MANAGEMENT EXPENSES	1,295.45	7.49	2,613.37	7.33
Total Operating Expense	2,866.84	16.58	5,245.50	14.72
NOI - Net Operating Income	14,428.16	83.42	30,385.17	85.28
Total Income	17,295.00	100.00	35,630.67	100.00
Total Expense	2,866.84	16.58	5,245.50	14.72
Net Income	14,428.16	83.42	30,385.17	85.28